


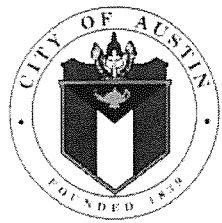


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C16-2015-0004
Address: 615 W 7TH STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1 " = 200 '

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE # C16-2015-0004
Row # 11290913
TCAD ☒ Roll # 0107000701

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 615 West 7th Austin Texas 78701

LEGAL DESCRIPTION: Subdivision – Seven Apartments

Lot(s) 7 & 8 & 6A(amended plat of lots 5 & 6 Block 75 Outlot Division
See siteplan attached exhibit A

We Fource Communcations on behalf ourselves as authorized agent for

CSW Capital Partners LLC affirm that on 02-05, 2015, hereby apply for a hearing before
the Sign Review Board for consideration:

ERECT

2 single face freestanding signs, x1 located on the frontage of Rio Grande, x1 located on the frontage of west 7th. The signs do not meet the 12' setback from property line due to the nature of the building and the landscape environment. They do set back from the property line by 3-4' respectively.

CBD-CURE-CO

in a *(online information not available-website down to be verified)* zoning district and located within the Downtown or Commercial *(website was down-to be verified)* Sign District.

Please contact Eben Kellogg with the Electric Utility at (512)322-6050 and send him a scan of your request to eben.kellogg@austinenergy.com before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or an NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your requeste for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: Due to the nature of the architecture of the Seven project, the building is constructed on the property line, the landscape area that is allotted is directly under the first floor ceiling (overhang), to meet adequate setback as required by code (12'), the signs would be located "within or against" the building dependent on location. Through the following exhibits, you'll see that this is the most logical location for the signs. The condition on West 7th actually has a 32' setback from the curb cut with the sign located 3' behind the property line. The sign on Rio Grande has a 10' setback from curb cut and is elevated 4'6" above the sidewalk with the sign located 4' behind the property line.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: The signs are low emitting LED with the Roman Numeral "VII" being of Channel letter style and the word "SEVEN" being of push-thru acrylic with halo style lighting. The signs point toward commercial properties respectively on 7th and Rio Grande that for the most part close at 6-8pm. The light factor will have no adverse affect on the neighboring properties. Landscape lighting and cove lighting are already part of the building structure and landscape area. In fact, with the indigenous landscape elements and the lighting of said & the signs, it is a picturesque ambiance of contemporary style merged with natural elements in a city environment.

OR,

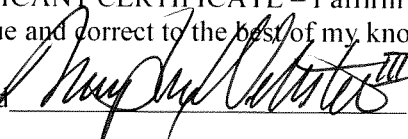
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: by code, the only issue of adherence is meeting the prescribed 12' setback from property line

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: Given the nature of the building design and architecture, there exist similar conditions within the city for high rise apartment dwellings. Granting this variance would not provide a privelege that other developments of similar design would not seek the same allowances.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

 Mail Address 1351 Regal Row

City, State & Zip Dallas, Texas 75247

Printed Murphy Webster 3 Phone 214-914-8292 Date 2-5-15

email: murphy@fource.net

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Hal Heemstra Mail Address 9606 North Mopac Expwy #500

City, State & Zip Austin, Texas 78759

Printed Hal Heemstra Phone 512-658-7102 Date 2-5-15

ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION:
(FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-
ACCEPTANCE OF THE APPLICATION. **BACKUP MATERIAL WILL BE ACCEPTED
UNTIL 9:00 A.M. THE MONDAY PRIOR TO THE MEETING. THERE WILL BE NO
EXCEPTIONS.**)

SITE PLAN: Must be drawn to scale, showing present and proposed construction
and locations of existing structures on adjacent lots.

All Sign Review Board cases must submit location and
elevation drawings, drawn to scale, in addition to the site
plan required.

APPLICATION FEES: Residential	\$403.52
All Other	\$703.52

Please be advised that the Board can only hear 16 new cases per month, therefore, applications will be accepted on a first come, first served basis.

Please be advised that a request for reconsideration of any Board action must be filed within 10 days from the Board meeting/action.

If you need assistance completing this application (general inquires only) please contact:

Leane Heldenfels, (512)974-2202, leana.heldenfels@austintexas.gov

or Diana Ramirez, 974-2241, Diana.ramirez@austintexas.gov

505 Barton Springs Road, 1st floor, Development Assistance Center.

**NOTE: ALL VARIANCES EXPIRE 1 YEAR (12 MONTHS) FROM DATE OF
APPROVAL BY BOARD AS STATED IN SECTION 25-1-217 OF THE LAND
DEVELOPMENT CODE UNLESS BOARD DECISION STATES OTHERWISE.**



PLANTER SIGN 1 OF 2 (A)
PLANTER SIGN 2 OF 2 (B)



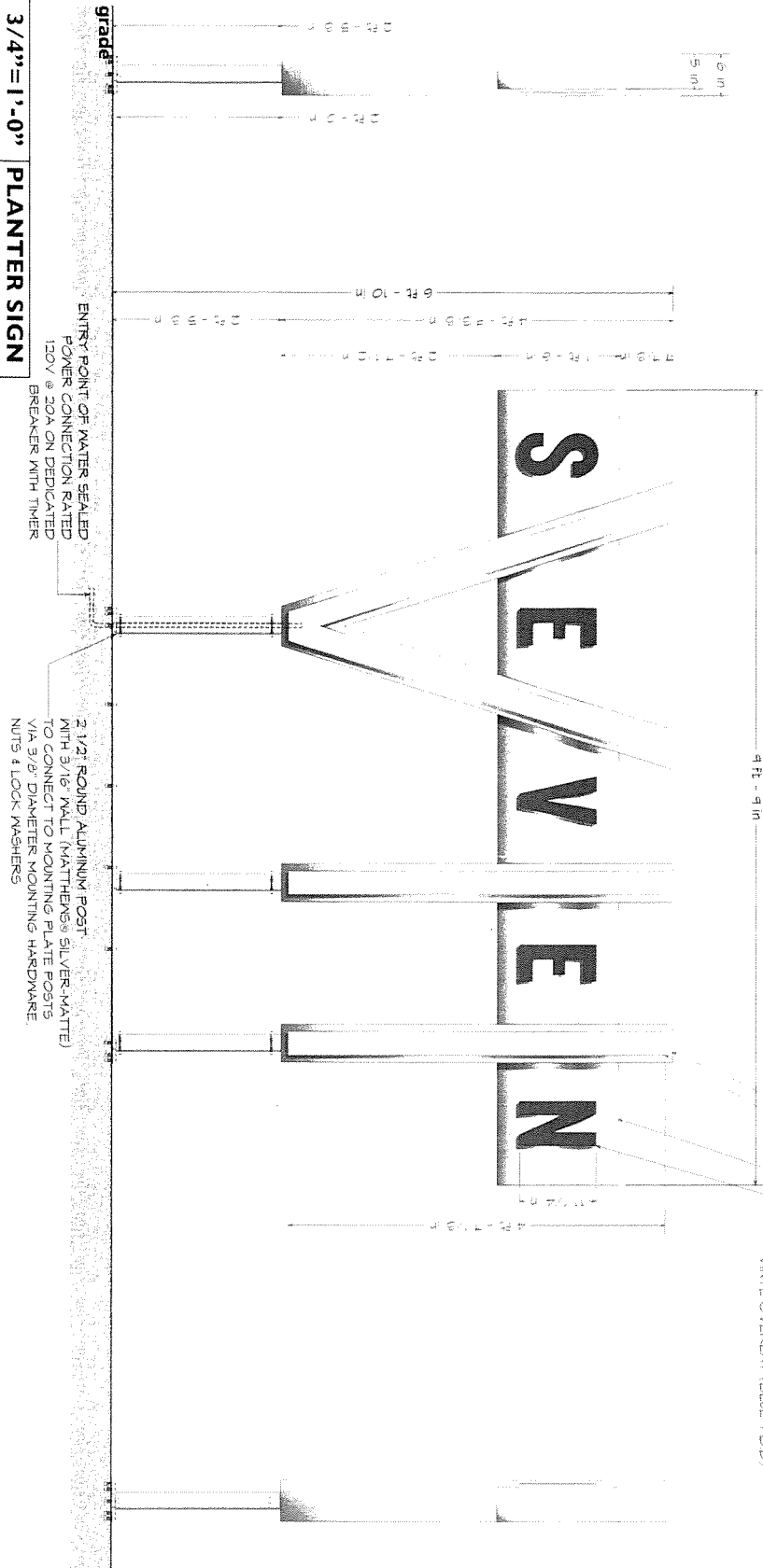
SEVEN BEHRINGER HARVARD FORCE
10000 N. MICHIGAN AVE.
SUITE 100
DALLAS, TEXAS 75243
PH: 214.742.1000
WWW.SBH.FORCE.COM

JOB NO.
BH-713-35

APPROVAL

Seven
Behringer Harvard
Austin, Texas

DESIGNER INITIALS
DATE
10/09/2014
SHEET TITLE
EXTERIOR
SIGNAGE
SHEET NO.
ES.01.05



3/4"=1'-0" PLANTER SIGN



FOURCE

FOURCE is a leading provider of construction management services. We are currently seeking a highly motivated and experienced individual to join our team as a Project Manager. The ideal candidate will have a minimum of 5 years of experience in construction management, with a focus on commercial and institutional projects. They should have a strong understanding of project management principles, excellent communication skills, and the ability to manage multiple projects simultaneously. The successful candidate will be responsible for all aspects of project management, including budgeting, scheduling, and quality control. They will also be responsible for coordinating with all stakeholders, including clients, vendors, and subcontractors. This is a full-time position with a competitive salary and benefits package. If you are interested in this opportunity, please send your resume and cover letter to: careers@fource.com. We are an equal opportunity employer.

JOB NO.
BH-713-35

Seven
Behringer Harvard
Austin, Texas

APPROVAL

Signature

Date

DESIGNER INITIALS

JH

DATE

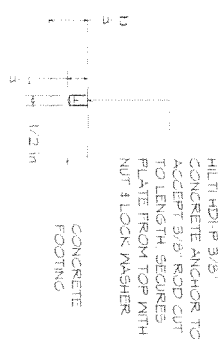
10/09/2014

SHEET TITLE

EXTERIOR
SIGNAGE

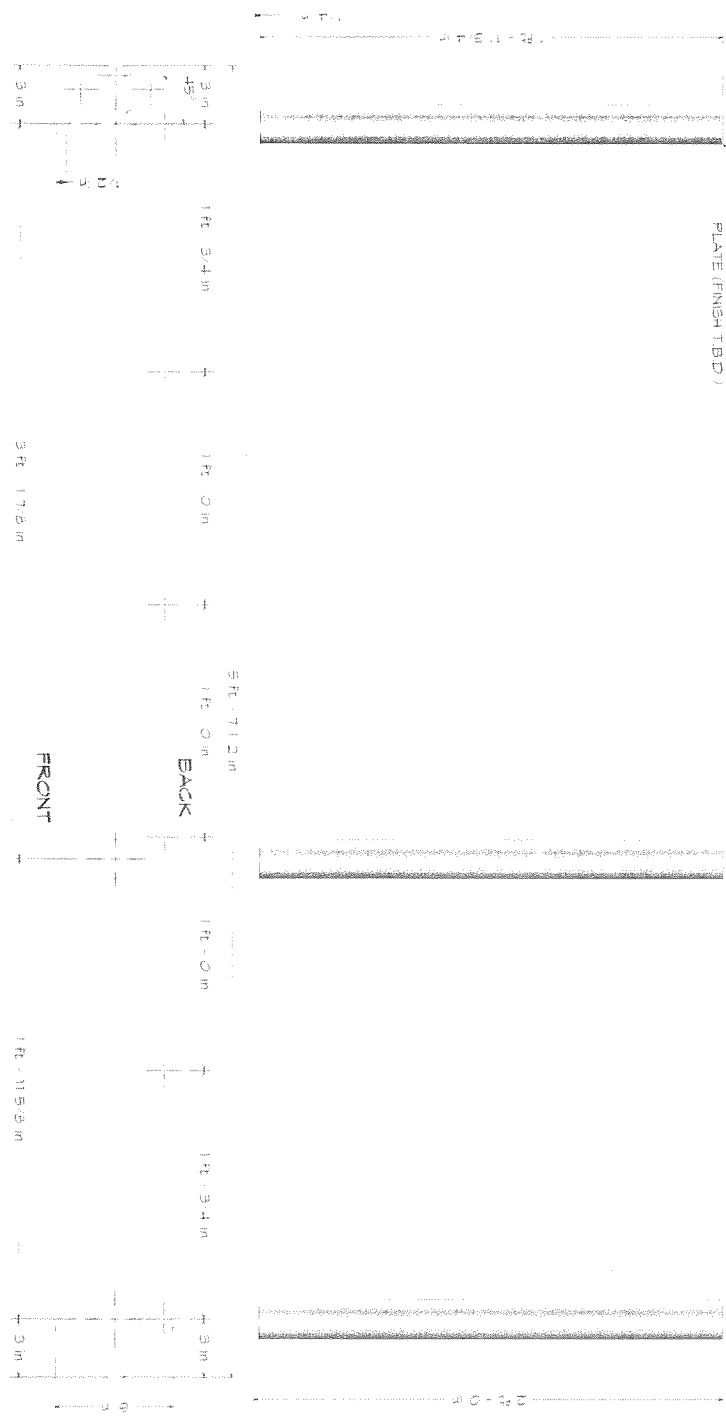
SHEET NO.

ES.01A.05



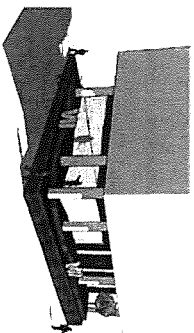
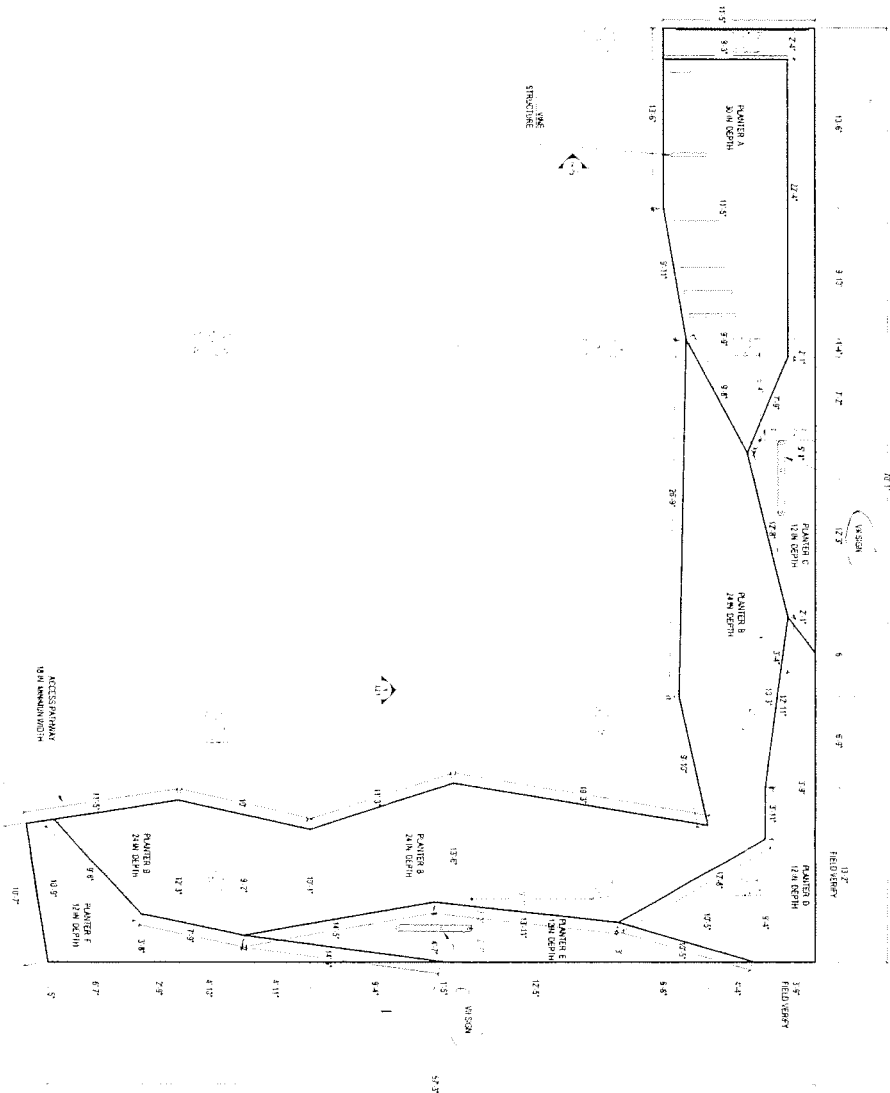
2"=1'-0" HARDWARE

2 1/2" ROUND ALUMINUM POST
WITH 1/4" WALL PENETRATION
WELDED THROUGH 1/4" ALUMINUM
PLATE (FINISH TBD)



2"=1'-0" MOUNTING PLATE

PLANTER LAYOUT
SCALE 1/8" = 1'-0"



LANDSCAPE ARCHITECT
1225 SOUTH
7' x 4' COLORED SIGN
28' x 30' FT x 10' DEEP
1' x 1' COLORED SIGN
6' x 30' FT x 10' DEEP



STUDIO BALCONES
LANDSCAPE ARCHITECTURE & URBAN DESIGN

1225 SAN ANTONIO STREET
SUITE 100
AUSTIN, TEXAS 78701
www.studiobalcones.com

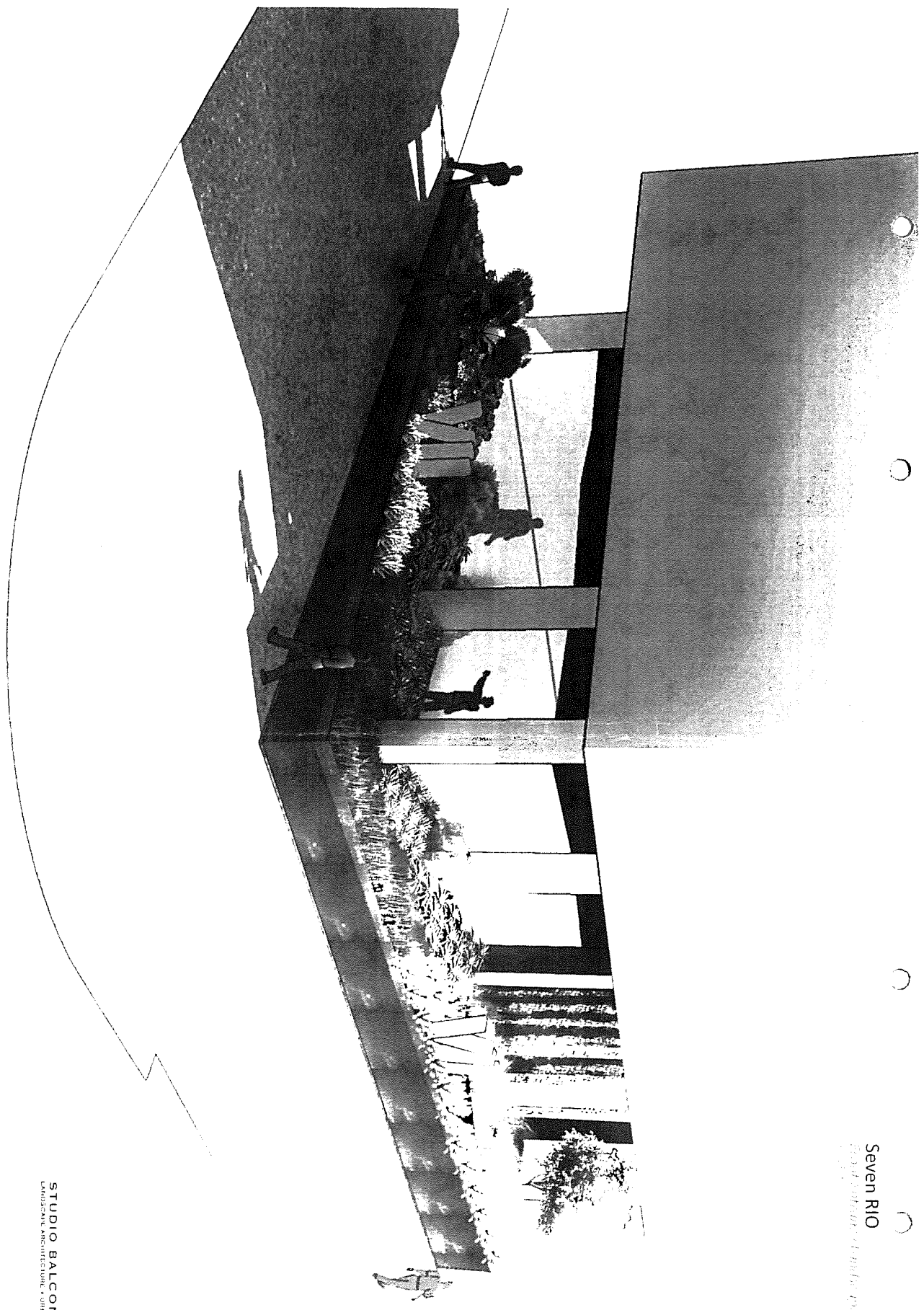
SEVEN RIO
AUSTIN, TX 78701

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designer as the final and exclusive
property of Studio Balcones.
It is to be used for the project
described herein only. No part of this
drawing may be reproduced or
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Unauthorized use of this drawing
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

DATE: 01/11/17
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
DATE: 01/11/17

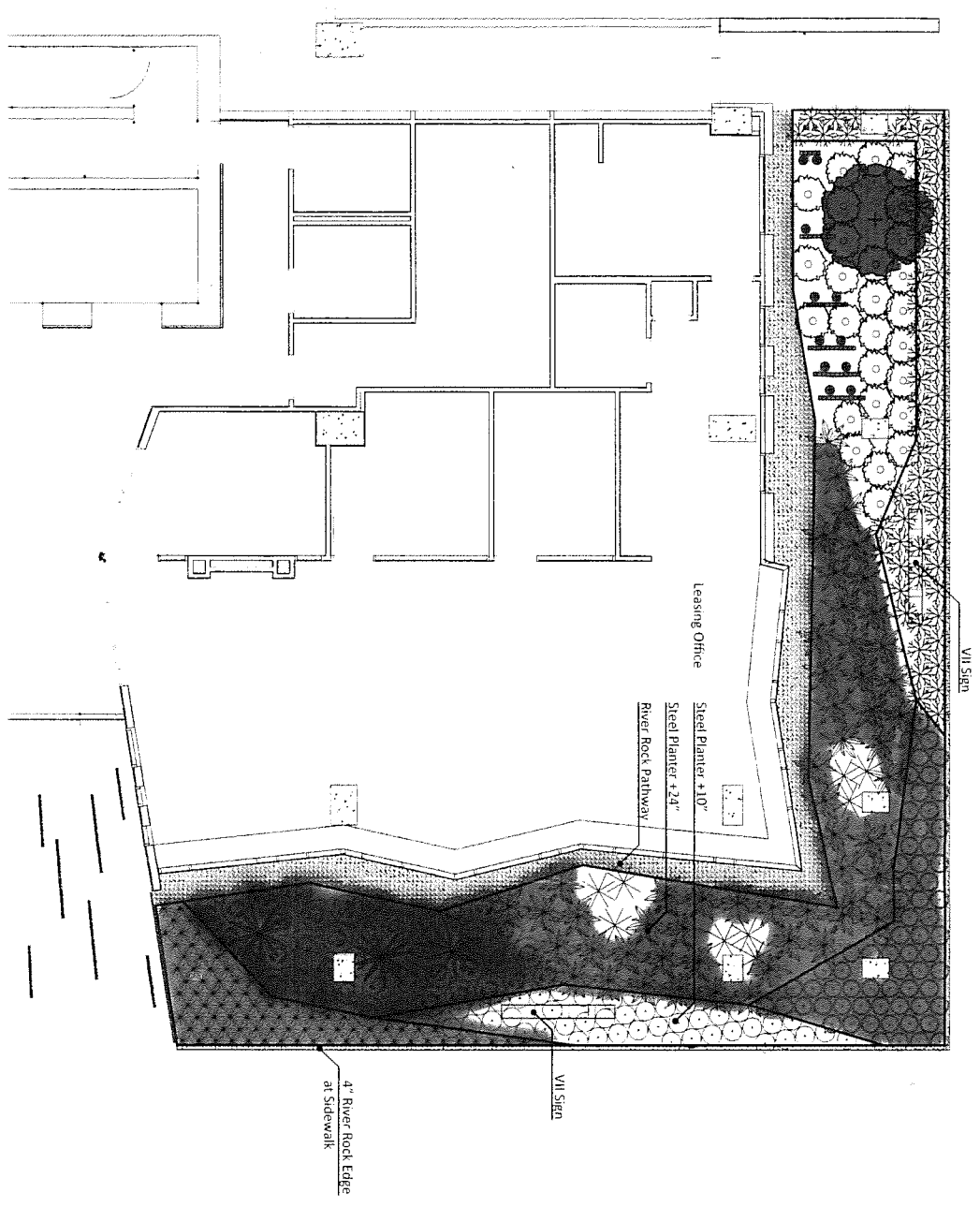
Project No. 142

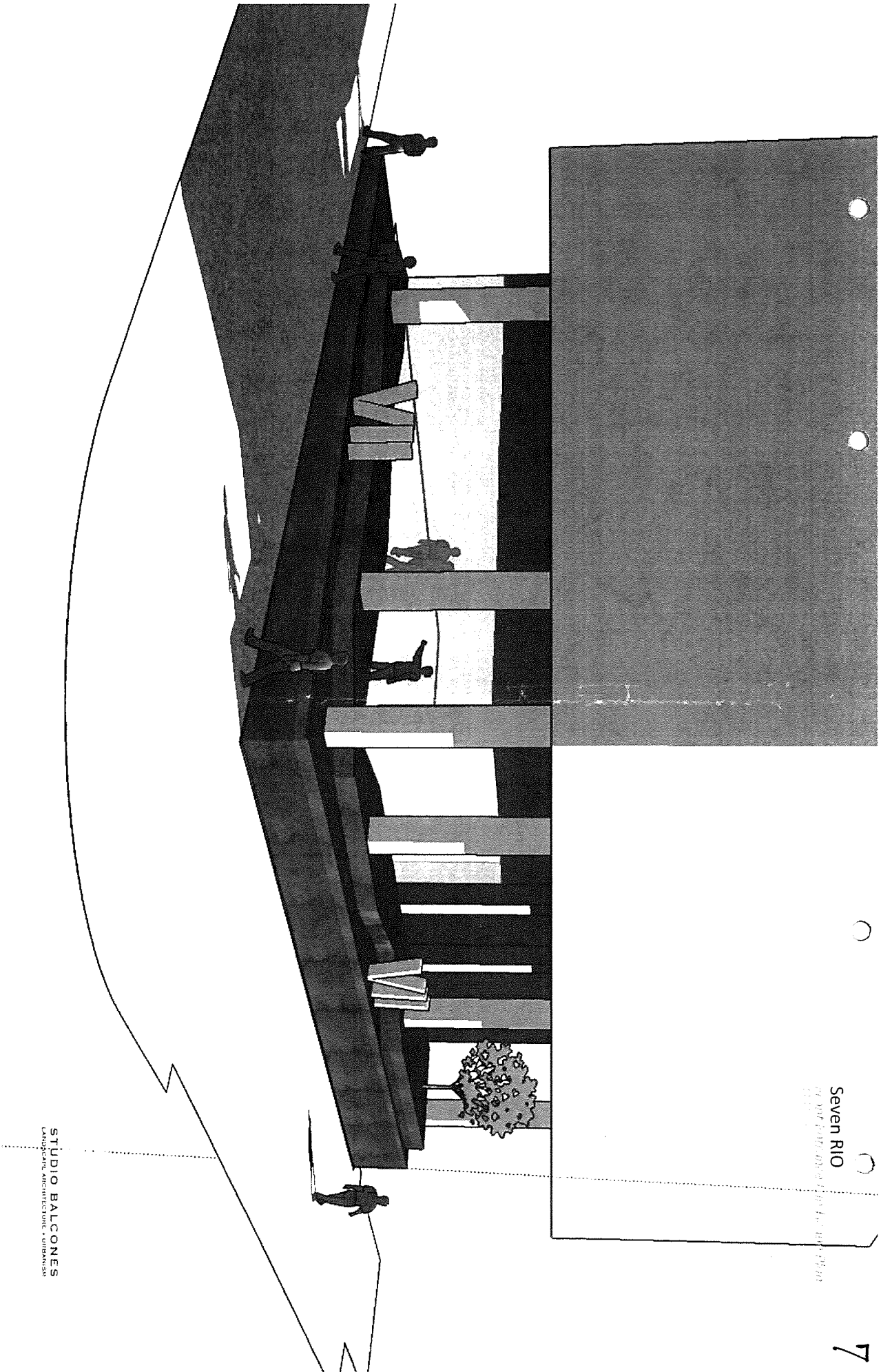
FRONT ENTRY
LANDSCAPE
PLANTERS
L1.2



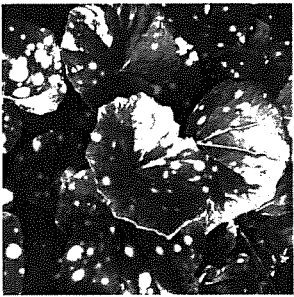
STUDIO BALCONES
LANDSCAPE ARCHITECTURE & URBANISM

-  Anacacho Orchid Tree
-  Sabal Brazoria
-  Blue Grama Grass
-  Gopher Plant
-  Pale leaf Yucca
-  Mangrove Manfredo
-  Dwarf Horsetail
-  Bamboo Mully
-  Spotted Leopard Plant
-  Dianella
-  Berkeley Sedge
-  Virginia Creeper

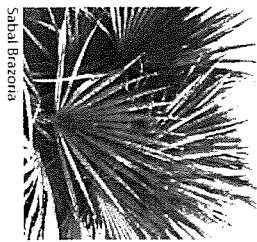




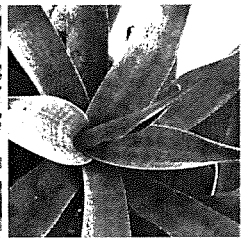
STUDIO BALCONES
LANDSCAPE ARCHITECTURE • URBANISM



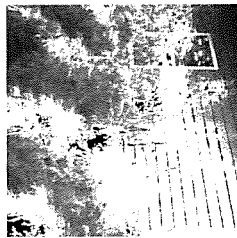
Dwarf Spotted Leopard Plant



Sabal Brazoria



Mangave Manfreda
 Paleoleaf Yucca



Bamboo Muhly



Blue Grama Grass



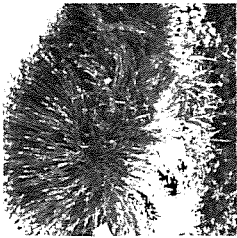
Virginia Creeper



Anacacho Orchid Tree

SHADY

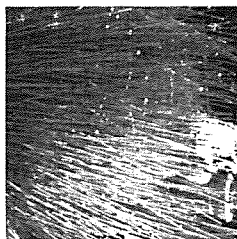
SUNNY



Berkeley Sedge



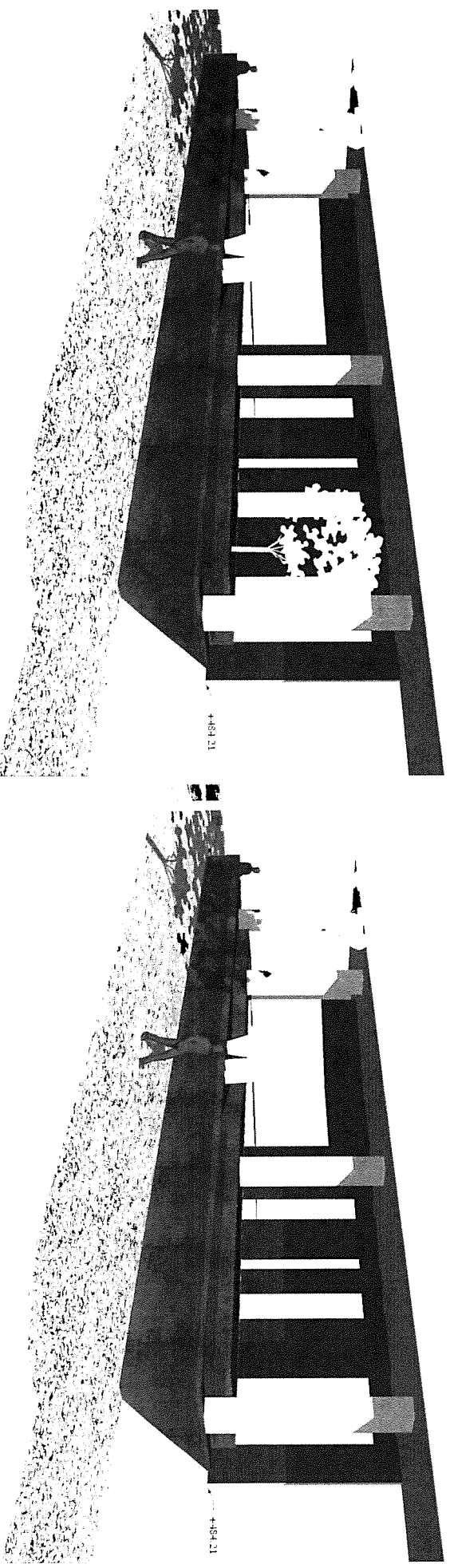
Dianella



Dwarf Horsetail



Gopher Plant



Anacacho Orchid Tree